144.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	900,300	/	900,300
USE VALUE:	900,300	/	900,300
ASSESSED:	900,300	/	900,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON BRIAN & VANESSA
Owner 2:	
Owner 3:	
Street 1:	145 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATIZ ANDRES MARTINEZ & -
Owner 2:	MARTINEZ TRACY ANN -
Street 1:	145 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,473 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Clapboard Exterior and 1953 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4473.000	452,600	4,300	443,400	900,300
Total Card	0.103	452,600	4,300	443,400	900,300
Total Parcel	0.103	452,600	4,300	443,400	900,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.10 | /Parcel: 461.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	93605
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!11189!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	452,600	4300	4,473.	443,400	900,300	900,300	Year End Roll	12/18/2019
2019	101	FV	350,000	4300	4,473.	415,600	769,900	769,900	Year End Roll	1/3/2019
2018	101	FV	350,000	4300	4,473.	343,600	697,900	697,900	Year End Roll	12/20/2017
2017	101	FV	350,000	4300	4,473.	315,900	670,200	670,200	Year End Roll	1/3/2017
2016	101	FV	350,000	4300	4,473.	288,200	642,500	642,500	Year End	1/4/2016
2015	101	FV	336,100	4300	4,473.	282,600	623,000	623,000	Year End Roll	12/11/2014
2014	101	FV	226,900	3700	4,473.	262,700	493,300	493,300	Year End Roll	12/16/2013
2013	101	FV	226,900	3700	4,473.	249,900	480,500	480,500		12/13/2012

PRINT

Date	Time
12/11/20	01:23:20

LAST REV

Date	Time
06/13/18	13:51:49
danam	
11189	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATIZ ANDRES MA	65711-197		7/10/2015		770,000	No	No		
FENZEL FREDERIC	62247-75		7/11/2013	Chgd>Assmt<	646,000	No	No		
	17504-263		10/1/1986		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2018	686	Porch	8,200	C				
7/28/2016	1047	Manual	2,000		7/28/2016			Replace rear deck
6/28/2016	898	Siding	27,265					
2/1/2016	111	Insulate	2,100		2/1/2016			Blown in cellulose
7/29/2013	1137	Manual	8,000	C				
8/1/1996	356		24,000					10X17 KITCHEN ADDI

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
1/6/2014	Info Fm Prmt	EMK	Ellen K
11/8/2008	Meas/Inspect	189	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93605
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4473		Sq. Ft.	Site		0	80.	1.24	9									443,353						443,400	

Total AC/HA: 0.10269 | Total SF/SM: 4473 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,353 | Spl Credit | Total: 443,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33627450
Const Adj.:	0.98980200
Adj $ / SQ:	165.331
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474377
Depreciation:	21821
Depreciated Total:	452556

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

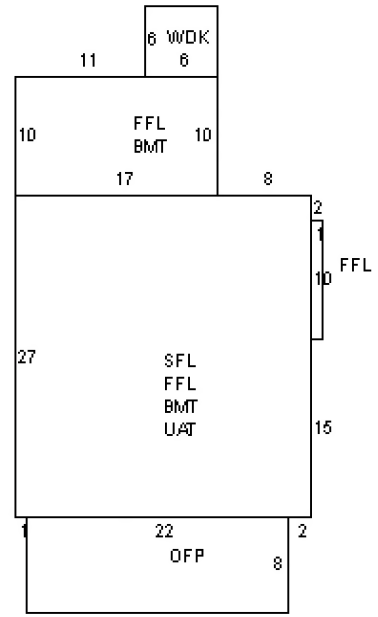
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.86
Special Features:	0	Val/Su Net:	164.22
Final Total:	452600	Val/Su SzAd	295.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	855	165.330	141,358
BMT	Basement	845	79.360	67,058
SFL	Second Floor	675	165.330	111,598
OFP	Open Porch	176	25.610	4,508
UAT	Upper Attic	169	66.130	11,160
WDK	Deck	36	15.840	570

Net Sketched Area:	2,756			Total:	336,252
Size Ad	1530	Gross Are	3262	FinArea	1953

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	GD	1927	25.42	T	30	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300